

PROJECT APPLICATION FORM – 2015

Applicant: Acton Housing Authority **Submission Date:** November 17, 2014

Applicant's Address: Acton Housing Authority **Purpose: (Please select all that apply)**

PO BOX 681, Acton, MA 01720

Phone Number: 978-263-5339

E-mail: kelley@actonhousing.net

- ☐ Open Space
☒ Community Housing
☐ Historic Preservation
☐ Recreation

Town Committee (if applicable): Housing Authority

Project Name: Housing Consultant

Project Location/Address: 68 Windsor Avenue, 1-14 Sachem Way and Condominiums

Amount Requested: \$ 35,000

Project Summary: In the space below, provide a brief summary of the project.

The Acton Housing Authority (AHA) is requesting a \$35,000 grant from the Town of Acton's Community Preservation fund for a planning and feasibility study. The AHA will use this resource to assist the Acton CPC in meeting the "following goal to address the housing needs of the community...Acquire, create, preserve and support community housing and rehabilitate or restore community housing that is acquired or created under the CPA. Give preference to the reuse of existing buildings and to the construction of new buildings on previously developed sites."

The AHA will hire a consultant(s) to assist in determining the most feasible options for creating new affordable housing opportunities for Acton residents. The consultant will look at the feasibility of reusing existing sites for affordable housing for low-income seniors or families or developing units on new sites. Specifically the AHA is interested in creating or converting existing affordable units into assisted living for seniors so that low-income seniors in Acton will have a place to age in place. The goal would be to finance new or reuse existing units to provide supportive services so that seniors and disabled individuals are able to continue to live independently and not have to move into nursing facilities for care. The AHA would also like to see if there are other development opportunities on land in Acton for low-income seniors, disabled or families.

Narrative:

The Acton CPC has established the following goals in order to address the housing needs of the community.

- Give preference to the reuse of existing buildings and to the construction of new buildings on previously developed sites.
- Promote economic diversity of Acton residents by providing housing for households earning at a range of 30%-100% of the Area Median Income.
- Provide permanent rental housing units that include support services for elderly and persons with disabilities.
- Support the Acton Housing Authority's plan to increase the inventory of affordable rental housing for families by developing more units on existing AHA land and/or purchasing additional condominium units.

In 2005 the AHA requested the use of \$25,000 in CPA funds to hire a development consultant to assist the Housing Authority in identifying resources for new housing. That investment of funds enabled the

AHA to ultimately build twelve new units of affordable rental housing for families, helping to meet the Town's stated goal in the Comprehensive Community Plan of supporting diversity and providing a range of housing types. The Town's investment of resources leveraged over \$3.3million in state, federal and private housing resources. The AHA believes that a new investment of CPA funds for a housing consultant will have a similar result.

The Town of Acton is kicking off a housing production plan with a community meeting in December. The CPA funds for a development consultant will assist the AHA in being one of the partners in this effort and one of the entities which will help to produce the units identified in the production plan. Additionally, the State of Massachusetts is currently offering a rolling application for funding in their High Leverage Asset Preservation Program. The consultant hired would help the AHA determine the best buildings or land to use for this application. The Community Preservation funds would be a "local share for state and federal grants" which is one of the allowable uses for community preservation purposes.

This project will meet many of the criteria listed by the Community Preservation Committee for reviewing applications.

- The project is consistent with the goals of the Town of Acton Community Preservation Plan for housing as an effort to meet the stated goals, to the reuse of existing buildings and to the construction of new buildings on previously developed sites; promote economic diversity of Acton residents by providing housing for households earning under 80% of medium income; provide permanent rental housing units that include support services for elderly and persons with disabilities; support the Acton Housing Authority's plan to increase the inventory of affordable rental housing for families by developing more units on existing AHA land and/or purchasing additional condominium units.
- The project is consistent with the Acton 2020 Comprehensive Community Plan and other Town planning documents that have received wide scrutiny and input. Specifically section 5.1.1.1. Housing for seniors and 5.2.1. Affordable housing strategy of the Comprehensive Community Plan.
- The project is economically or otherwise reasonably feasible to implement and will leverage additional or multiple sources of public and/or private funding. The AHA will apply for both public and private resources to implement the strategy proposed by the consultant and feasibility analysis and has a proven track record of success.
- The project serves a currently under-served population and multiple needs and populations. Low-income seniors, disabled and families are under-served populations as are many of the cultural and racial minorities that the AHA provides housing to.
- The project utilizes, preserves, protects, or enhances currently Town-owned open housing assets.
- The AHA will work closely with neighbors and abutters when a development project has been identified and is determined feasible to pursue.
- The project assists the communities character by promoting and maintaining diversity of housing stock and re-use of existing structures and enhancing social, economic, cultural, historical, and natural resources, and their diversity

Estimated Date for Commencement of Project: May 1, 2015

Estimated Date for Completion of Project: May 1, 2016